

///SILENT.SAYING.METALS

AVAILABLE NOW

THAMES
GATEWAY
PARK
UNIT 2

DAGENHAM | RM9 6RH

66,917 SQ FT **FULLY REFURBISHED**

THAMES GATEWAY PARK UNIT 2



Eddie Stobart

PARAGON



Eddie Stobart

SEGRO PARK DAGENHAM
PROPOSED MULTI-STOREY DEVELOPMENT

SEGRO PARK REEF STREET



Worldwide Logistics Ltd

BUNZL

KUEHNE+NAGEL

A13

ASDA

MERRIELANDS RETAIL PARK

UNIT 2
66,917 SQ FT

THAMES GATEWAY PARK

CITY OF LONDON DAGENHAM DOCK WHOLESALE MARKET DEVELOPMENT

A13

freshdirect

C2C DAGENHAM DOCK STATION



AVAILABLE NOW

THAMES GATEWAY PARK UNIT 2

Unit 2 comprises a detached, self-contained prime urban logistics opportunity within the established Thames Gateway Park. The property benefits from immediate access to the A13, the principal East London arterial highway providing convenient access to Central London.

The property is to be extensively refurbished to a Grade A specification and includes the installation of various ESG measures such as an air source heat pump, a photovoltaic system and EV chargers for significant energy cost savings and emissions reduction.

The property sits adjacent to the City of London Wholesale Markets relocation which provides further regeneration to a core industrial area of London, 13.5 miles from the nation's capital.



ACC OMMO DATION



10.15m
Eaves Height



x3 Level Access
Loading Doors



x4 Dock Access
Loading Doors



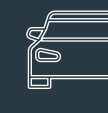
Two Storey
Office



35m
Yard Depth



14 HGV
Parking Spaces



61 Car Parking
Spaces



Central London
12.5 Miles



Full Perimeter Fencing
to Loading Yard



50 kN/m
Floor Loading

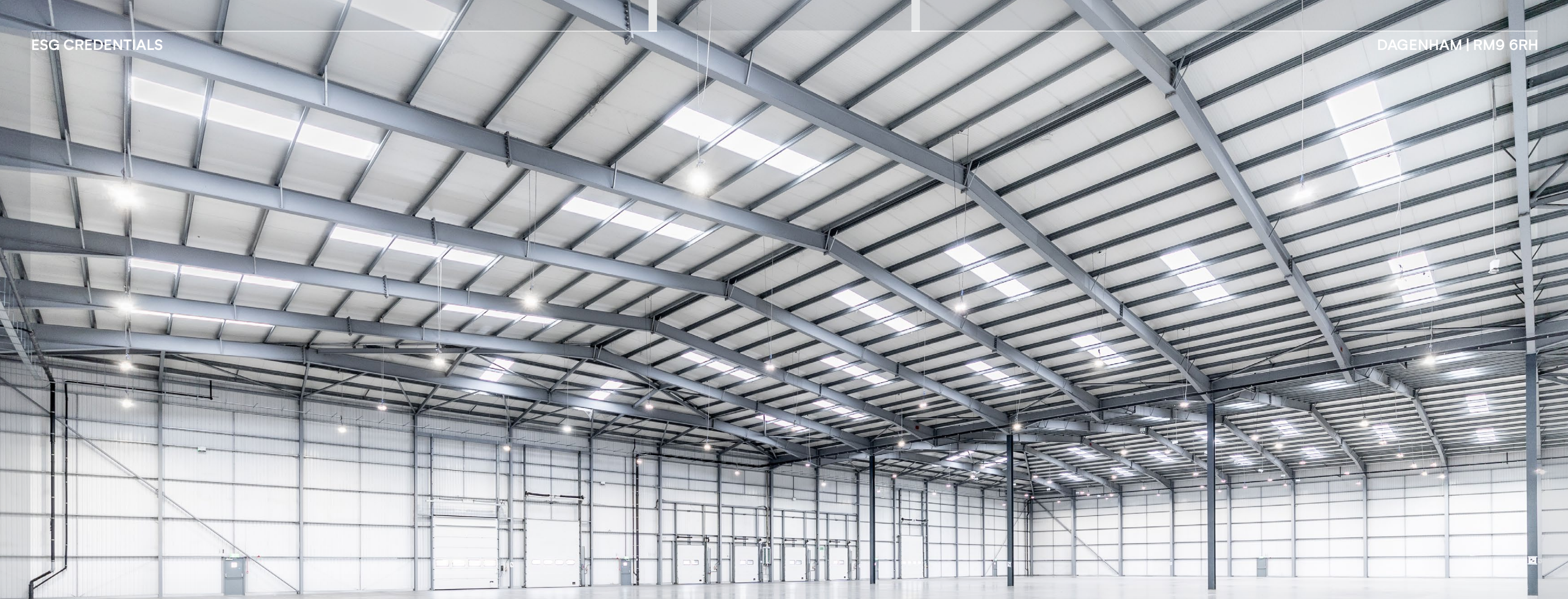


500 KVA



Strong
ESG Measures

UNIT	SQ FT (GEA)	SQ M (GEA)
Warehouse	59,473	5,525
Office	7,444	692
TOTAL	66,917	6,217



MINIMUM
EPC 'A' RATING



214 KWP CAPACITY
PV SYSTEM



AIR SOURCE
HEAT PUMPS



12 EV CHARGING
POINTS



10% WAREHOUSE
ROOF LIGHTS

BREEAM®

BREEAM
'EXCELLENT'



SECURE CYCLE
PARKING

GREEN
CREDENTIALS

ESG IN ACTION

PHOTOVOLTAIC PANELS

- 535 photovoltaic panels with a total capacity of 214kWp
- Anticipated to generate ~185k kWh annually and offset up to 50% of occupier electricity demand (based on an average logistics occupier)
- Expected reduction of 39 tonnes of CO₂ emissions in first year, equivalent to planting 1,880 trees. It is enough to power 83 electric cars for a year, and to power 50 average UK homes
- Potential savings of £42,500 over 5 years for an average logistics occupier (depending on occupier energy consumption profile)

ELECTRIC VEHICLE CHARGING

- 12 EV spaces (20% of parking spaces), expandable to 100% EV points

GREEN LIVING WALL

- 120m² of south facing living wall
- Will remove 156kg of particulate matter from circulation annually
- Produce 204kg of oxygen, equivalent to 6 trees in terms of carbon sequestration
- Will increase the number of invertebrate species on or near the south elevation 5-fold
- Reduce heat load on cladding

LOCATION

UNDERGROUND/RAIL	DISTANCE
Dagenham East	0.6 miles
Dagenham Heathway	1.3 miles
Travel Times via District line or Hammersmith and City	33 minutes

PORT	DISTANCE
Port of Tilbury	14.5 miles
London Gateway	17.0 miles
Folkestone Eurotunnel	64.0 miles
Port of Dover	70.0 miles

ROAD	DISTANCE
A12	2.6 miles
A13	2.8 miles
A406	4.6 miles
M25 (J29)	7.5 miles
M25 (J30)	8.0 miles
Dartford Crossing	9.0 miles
Central London	14.5 miles

AIRPORT	DISTANCE
City Airport	8.4 miles
Stansted Airport	32.0 miles
Heathrow Airport	36.2 miles
Gatwick Airport	43.7 miles



UNIT 2

THAMES

GATEWAY PARK



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BOREAL